034.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	477,700 / 477,700
					USE VALUE:	477,700 / 477,700
					ASSESSED:	477,700 / 477,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAIN DANIEL R &
Owner 2:	HOGLUND DANA J
Owner 3:	
Street 1:	103 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAYAS CLIVENS -
Owner 2:	-
Street 1:	103 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,964 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1445 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2964.000	152,000		325,700	477,700
Total Card	0.068	152,000		325,700	477,700
Total Parcel	0.068	152,000		325,700	477,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.63 | /Parcel: 330.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23566
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2795!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,400	0	2,964.	325,700	478,100	478,100	Year End Roll	12/18/2019
2019	101	FV	121,900	0	2,964.	295,200	417,100	417,100	Year End Roll	1/3/2019
2018	101	FV	121,900	0	2,964.	279,900	401,800	401,800	Year End Roll	12/20/2017
2017	101	FV	121,900	0	2,964.	244,300	366,200	366,200	Year End Roll	1/3/2017
2016	101	FV	121,900	0	2,964.	208,700	330,600	330,600	Year End	1/4/2016
2015	101	FV	97,700	0	2,964.	193,400	291,100	291,100	Year End Roll	12/11/2014
2014	101	FV	97,700	0	2,964.	160,300	258,000	258,000	Year End Roll	12/16/2013
2013	101	FV	97,700	0	2,964.	152,700	250,400	250,400		12/13/2012

PRINT

Date	Time
12/10/20	18:08:54

LAST REV

Date	Time
12/27/19	08:50:16
apro	
2795	

USER DEFINED

Prior Id # 1:	23566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAYAS CLIVENS,	57378-189		8/31/2011		243,000	No	No		
FITZMAURICE JOS	42890-38		5/26/2004		310,000	No	No		
TIBBETTS GARY F	22255-253		7/31/1992		115,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1371	Wood Dec	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Measured	JBS	JOHN S
11/30/2011	MLS	EMK	Ellen K
1/17/2009	Meas/Inspect	372	PATRIOT
10/2/2004	MLS	MM	Mary M
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2964		Sq. Ft.	Site		0	64.	1.72	3									325,708						325,700	

Total AC/HA:	0.06804	Total SF/SM:	2964	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	325,708	Spl Credit		Total:	325,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.91556686
Adj $ / SQ:	123.602
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	220346
Depreciation:	68307
Depreciated Total:	152039

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

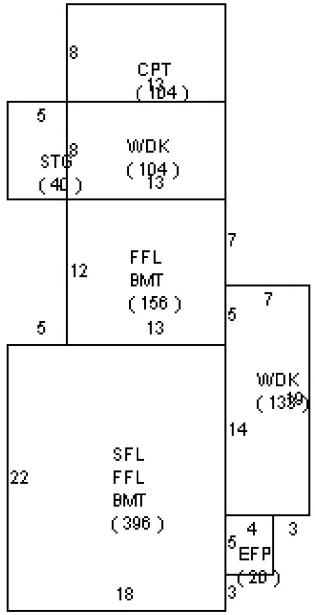
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.60
Special Features:	0	Val/Su Net:	79.96
Final Total:	152000	Val/Su SzAd	160.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	552	47.760	26,363
FFL	First Floor	552	123.600	68,228
SFL	Second Floor	396	123.600	48,946
WDK	Deck	237	9.360	2,218
CPT	Carport	104	17.870	1,859
STG	Storage	40	10.070	403
EFP	Enclos Porch	20	66.470	1,329
	Net Sketched Area:	1,901	Total:	149,346
Size Ad	948	Gross Are	1901	FinArea 1445

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 034.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	5X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	